

# Annual Urban Renewal Report, Fiscal Year 2015 - 2016

## Levy Authority Summary

Local Government Name: CASS COUNTY  
Local Government Number: 15

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
CASS COUNTY CASS-AUDUBON BORDER ECON DEV URBAN RENEWAL	15005	1
CASS COUNTY AMAIZING ENERGY URBAN RENEWAL	15006	3

**TIF Debt Outstanding: 529,507**

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:		Amount of 07-01-2015 Cash Balance Restricted for LMI
	20,796	0
TIF Revenue:	47,314	
TIF Sp. Revenue Fund Interest:	0	
Property Tax Replacement Claims	0	
Asset Sales & Loan Repayments:	49,958	
<b>Total Revenue:</b>	<b>97,272</b>	
Rebate Expenditures:	0	
Non-Rebate Expenditures:	110,507	
Returned to County Treasurer:	0	
<b>Total Expenditures:</b>	<b>110,507</b>	

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:		Amount of 06-30-2016 Cash Balance Restricted for LMI
	7,561	0

**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance: 411,439**

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## Urban Renewal Area Data Collection

Local Government Name: CASS COUNTY (15)  
 Urban Renewal Area: CASS COUNTY CASS-AUDUBON BORDER ECON DEV URBAN RENEWAL  
 UR Area Number: 15005  
 UR Area Creation Date: 02/2007

Invest in the provision of  
 infrastructure improvement.  
 Encourage and initiate programs  
 for new business development.  
 Encourage lenders and private  
 developers to take risks and  
 develop property in the area in  
 accordance with the Master Plan.

UR Area Purpose:

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
PYMOSA TWP/ATLANTIC SCH/CABEDA UR TIF INCREM	15073	15074	0

## Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	436,830	0	0	0	0	0	436,830	0	436,830
Taxable	195,272	0	0	0	0	0	195,272	0	195,272
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:** 0 0 **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 0  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims 0  
 Asset Sales & Loan Repayments: 49,958  
**Total Revenue: 49,958**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 49,958  
 Returned to County Treasurer: 0  
**Total Expenditures: 49,958**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:** 0 0 **Amount of 06-30-2016 Cash Balance Restricted for LMI**

## **Projects For CASS COUNTY CASS-AUDUBON BORDER ECON DEV URBAN RENEWAL**

### **Purchase of Land**

Description:	Land for business development
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For CASS COUNTY CASS-AUDUBON BORDER ECON DEV URBAN RENEWAL

### \$500,000 Valley Bus. Park URA Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	255,000
Interest:	0
Total:	255,000
Annual Appropriation?:	Yes
Date Incurred:	06/30/2012
FY of Last Payment:	2022

### FY2016 Interest

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	14,958
Total:	14,958
Annual Appropriation?:	Yes
Date Incurred:	06/30/2016
FY of Last Payment:	2022

## **Non-Rebates For CASS COUNTY CASS-AUDUBON BORDER ECON DEV URBAN RENEWAL**

TIF Expenditure Amount:	49,958
Tied To Debt:	\$500,000 Valley Bus. Park URA Bond
Tied To Project:	Purchase of Land

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2016

## TIF Taxing District Data Collection

Local Government Name: CASS COUNTY (15)  
 Urban Renewal Area: CASS COUNTY CASS-AUDUBON BORDER ECON DEV URBAN RENEWAL (15005)  
 TIF Taxing District Name: PYMOSA TWP/ATLANTIC SCH/CABEDA UR TIF INCREM  
 TIF Taxing District Inc. Number: 15074  
 TIF Taxing District Base Year: 2005  
 FY TIF Revenue First Received: 2010  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

## TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	436,830	0	0	0	0	0	436,830	0	436,830
Taxable	195,272	0	0	0	0	0	195,272	0	195,272
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	198,892	195,272	0	195,272	5,443

FY 2016 TIF Revenue Received: 0

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## Urban Renewal Area Data Collection

Local Government Name: CASS COUNTY (15)  
 Urban Renewal Area: CASS COUNTY AMAIZING ENERGY URBAN RENEWAL  
 UR Area Number: 15006  
 UR Area Creation Date: 05/2007

Invest in the provision of  
 infrastructure improvement. Provide  
 sufficient land for improved new  
 industrial development. Encourage  
 new industrial development.  
 Encourage lenders and developers  
 to take risks and develop property  
 in the area.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
PYMOSA TWP/ATLANTIC SCH/AMAIZING ENERGY UR TIF INCREMENT	15075	15076	1,697,540
BRIGHTON TWP/ATLANTIC SCH/AMAIZING ENERGY UR TIF INCREMENT	15079	15080	0
GROVE TWP/ATLANTIC SCH/AMAIZING ENERGY TIF INCREMENT	15081	15082	0

## Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	270,470	0	4,354,670	0	0	0	4,625,140	0	4,625,140
Taxable	120,905	0	3,919,203	0	0	0	4,040,108	0	4,040,108
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:** **20,796** **0** **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 47,314  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 47,314**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 60,549  
 Returned to County Treasurer: 0  
**Total Expenditures: 60,549**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:** **7,561** **0** **Amount of 06-30-2016 Cash Balance Restricted for LMI**



## Projects For CASS COUNTY AMAIZING ENERGY URBAN RENEWAL

### AE Water/Sewer Extension

Description:	Extend AMU Water/Sewer to AE URA
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For CASS COUNTY AMAIZING ENERGY URBAN RENEWAL

### \$520,000 GenOblig AE URA Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	251,000
Interest:	0
Total:	251,000
Annual Appropriation?:	Yes
Date Incurred:	08/24/2011
FY of Last Payment:	2031

### FY2016 Interest on loan

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	8,549
Total:	8,549
Annual Appropriation?:	Yes
Date Incurred:	06/30/2016
FY of Last Payment:	2031

## **Non-Rebates For CASS COUNTY AMAIZING ENERGY URBAN RENEWAL**

TIF Expenditure Amount:	60,549
Tied To Debt:	\$520,000 GenOblig AE URA Bond
Tied To Project:	AE Water/Sewer Extension

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2016

## ◆ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

### TIF Taxing District Data Collection

Local Government Name: CASS COUNTY (15)  
 Urban Renewal Area: CASS COUNTY AMAIZING ENERGY URBAN RENEWAL (15006)  
 TIF Taxing District Name: PYMOSA TWP/ATLANTIC SCH/AMAIZING ENERGY UR TIF INCREMENT  
 TIF Taxing District Inc. Number: 15076  
 TIF Taxing District Base Year: 2009  
 FY TIF Revenue First Received: 2012  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2031

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2007

### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	49,350	0	3,677,350	0	0	0	3,726,700	0	3,726,700
Taxable	22,060	0	3,309,615	0	0	0	3,331,675	0	3,331,675
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	2,029,160	1,697,540	1,697,540	0	0

FY 2016 TIF Revenue Received: 47,314

### TIF Taxing District Data Collection

Local Government Name: CASS COUNTY (15)  
 Urban Renewal Area: CASS COUNTY AMAIZING ENERGY URBAN RENEWAL (15006)  
 TIF Taxing District Name: BRIGHTON TWP/ATLANTIC SCH/AMAIZING ENERGY UR TIF INCREMENT  
 TIF Taxing District Inc. Number: 15080  
 TIF Taxing District Base Year: 2009  
 FY TIF Revenue First Received: 2012  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2031

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2007

### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	23,780	0	0	0	0	0	23,780	0	23,780
Taxable	10,630	0	0	0	0	0	10,630	0	10,630
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	13,809	9,971	0	9,971	280

FY 2016 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name: CASS COUNTY (15)  
 Urban Renewal Area: CASS COUNTY AMAIZING ENERGY URBAN RENEWAL (15006)  
 TIF Taxing District Name: GROVE TWP/ATLANTIC SCH/AMAIZING ENERGY TIF INCREMENT  
 TIF Taxing District Inc. Number: 15082  
 TIF Taxing District Base Year: 2009  
 FY TIF Revenue First Received: 2012  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2031

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2007

## TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	197,340	0	677,320	0	0	0	874,660	0	874,660
Taxable	88,215	0	609,588	0	0	0	697,803	0	697,803
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	705,168	169,492	0	169,492	4,815

FY 2016 TIF Revenue Received: 0